



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 19, 2003

IN REPLY PLEASE

REFER TO FILE: **MP-6**
M0377006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**COMPTON AVENUE - SALE OF SURPLUS PROPERTY
UNINCORPORATED COUNTY OF LOS ANGELES
SUPERVISORIAL DISTRICT 2
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in a portion of Compton Avenue (2,064± square feet), located adjacent to the single-family residence at 1605 East 126th Street, in the unincorporated area of the County of Los Angeles known as Willowbrook, to be excess.
3. Authorize the sale of this parcel to the adjacent property owner, Residential Investments, LLC, for \$20,000.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to sell surplus property along Compton Avenue, north of 126th Street, to the adjacent property owner, Residential Investments, LLC, who owns a single-family residence at 1605 East 126th Street, in the unincorporated area of the County of Los Angeles. The property is located along the east side of Compton Avenue, north of 126th Street.

The County acquired the fee title to this property as part of the land needed for Compton Avenue. Construction has been completed and the subject property lies outside of the required right of way. The adjacent property owner, who requested to purchase this property, is considered to be the logical purchaser.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for road purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$20,000 represents the appraised value. This amount has been paid and deposited into the County Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402, a notification of the proposed sale was submitted to the County of Los Angeles Department of Regional Planning for its report as to conformance with the adopted General Plan. By letter dated March 31, 2003, the Department of Regional Planning deemed the proposed sale in conformance with its General Plan.

The sale is not considered adverse to the County's purposes. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

The Honorable Board of Supervisors
June 19, 2003
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the County's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

OM:ayc
P2:BDOM1

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

RESIDENTIAL INVESTMENTS
2629 Manhattan Avenue
Suite 225
Hermosa Beach, CA 90254

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
COUNTY OF LOS ANGELES

Assessor's Identification Number:
6147-018 (Not Assessed)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release and forever quitclaim to RESIDENTIAL INVESTMENTS, LLC, a California limited liability company, all its right, title and interest in and to all that real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

Subject to all matters of record.

Dated _____

COUNTY OF LOS ANGELES
a body corporate and politic

By _____
Chair, Board of Supervisors
of the County of Los Angeles

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

AH:jb
P9/qdAH

SALE OF COUNTY PROPERTY
Compton Avenue N/O 126th Street
(File: COMPTON AVENUE (46))
I.M. 099-297
S.D. 4 M0377006

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____day of_____, 200_____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By_____

Deputy

(COUNTY-SEAL)

APPROVED as to form
LLOYD W. PELLMAN, County Counsel

By_____

Deputy

APPROVED as to title and execution,
_____, 200_____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By_____

M0377008 - SALE
COMPTON AVENUE (por.)
AMB 8147 018
I.M. 099-297
S.D. 2

EXHIBIT "A"

PART A

The easterly 10 feet of that portion of Lot 3, Brinkerhoff Tract, as shown on map recorded in Book 2, page 16, of Maps, in the office of the Recorder of the County of Los Angeles, described as Parcel 6 -17x (Compton Avenue) in a Final order of Condemnation had in Superior Court Case No. 953,047, a certified copy of which is recorded on April 8, 1970, as Document No. 2175, in Book D4680, page 281, of Official Records, in the office of said recorder.

PART B

That portion of above mentioned Lot 3, described as Parcel 6 – 19 (Compton Avenue) in deed to the County of Los Angeles, recorded on July 13, 1971, as Document No. 3839 in Book D5122, page 473, of said Official Records.

Description Approved
MAR 25 1973
JAMES A. NOYES
Director of Public Works

By *James A. Noyes*
Deputy

